

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: Covington Park
--

Summary

This area of approximately 30 acres is currently designated for Rural Residential use on the King County Comprehensive Plan Land Use Map. Existing zoning is RA-5-SO, Rural Residential – one home per five acres within a special district overlay.

The proposed land use designation is Other Parks/Wilderness. The proposed zoning is UR-SO, Urban Reserve – one home per five acres. It is proposed that the Urban Growth Area and Covington’s Potential Annexation Area be amended to include this study area.

Background

The City of Covington owns the parcels in this area. The City plans to create a community park on the land to serve the local residents. The City would like to annex the property. This would allow the city to extend sewer service to the property. The attached list of parcels provides property-specific details.

Applicable Countywide Planning Policies:

FW-1 STEP 9. Amendments to the Countywide Planning Policies may be developed by the Growth Management Planning Council or its successor, or by the Metropolitan King County Council, as provided in this policy. Amendments to the Countywide Planning Policies, not including amendments to the Urban Growth Area pursuant to Step 7 and 8 b and c above, shall be subject to ratification by at least 30 percent of the city and County governments representing 70 percent of the population in King County. Adoption and ratification of this policy shall constitute an amendment to the May 27, 1992 interlocal agreement among King County, the City of Seattle, and the suburban cities and towns in King County for the Growth Management Planning Council of King County.

CC-11 All jurisdictions shall work cooperatively to ensure parks and open spaces are provided as development and redevelopment occurs.

Applicable King County Comprehensive Plan Policies:

U- 101 Development within the Urban Growth Area should create and maintain safe, healthy and diverse communities. These communities should contain a range of affordable housing and employment opportunities, school and recreational facilities and should be designed to protect the natural environment and significant cultural resources.

- U- 201** King County should work with the cities to focus countywide growth within their boundaries and should support annexations within the Urban Growth Area when consistent with the King County Comprehensive Plan and Countywide Planning Policies. An annexation proposal is consistent with the King County Comprehensive Plan when:
- a. The proposed annexation area is: 1) wholly within the Urban Growth Area and 2) within the city's designated Potential Annexation Area;
 - b. The city is planning for urban densities and efficient land use patterns consistent with the Countywide Planning Policies;
 - c. Adopted Countywide goals and policies for urban services, environmental and cultural resource protection will be supported; and long-term protection of King County-designated Urban Separators is ensured.

R-103 King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3) and Countywide Planning Policy FW-1.

Analysis:

The City intends to create a local park in this area to serve the residents of the Covington area. There is a known shortage of land for new parks in the Covington area; a public service needed in order to foster healthy communities. Designating this land Urban and adding it to Covington's Potential Annexation Area will allow Covington to annex the area so that it can provide the infrastructure services necessary to support a park. Countywide Planning Policy CC-11 directs the County to support the City's effort to provide parks for its residents.

There is no justification for redesignating this study area as Urban based on growth and development needs. There is sufficient development capacity within the existing UGA to accommodate future growth. There will be no added development capacity as a result of this amendment.

In this case, however, a public benefit will result by adding the study area the Urban Growth Area.

The proposed amendment to the Urban Growth Boundary is expected to be brought to the Growth Management Planning Council in 2004, as required by Countywide Planning Policy FW-1 Step 9.

Conclusions:

The proposed amendment is consistent with Countywide Planning Policy CC-11, supporting Covington in providing parks for its residents.

The proposed amendment is consistent with King County Comprehensive Plan Policy U-101, as it will support the recreation within the Urban area, promoting a healthy community.

The proposed amendment will add the study area to Covington's Potential Annexation Area, allowing the area to be annexed consistent with King County Comprehensive Plan Policy U-201.

This minor Urban Growth Area amendment would serve a valid public purpose by providing additional land for a community park, without adding development capacity. This amendment meets the intent of the Growth Management Act and Countywide Planning Policies, and is therefore consistent with King County Comprehensive Plan Policy R-103.

Executive Staff Recommendation:

Amend the Urban Growth Area to include the study area. This amendment is subject to approval by the Growth Management Council pursuant to Countywide Planning Policy FW-1, Step 9.

Update the Interim Potential Annexation Area Map to include the study area in the City of Covington's Potential Annexation Area.

Amend the King County Comprehensive Plan Land Use Map designation for the study area to Other Park/Wilderness.

Amend the zoning for the study area to UR-SO, Urban Reserve, retaining the Significant Trees Special District Overlay.

See the attached maps showing the recommended amendments.